

ORDINANCE NO. 46-884

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY  
OF THE CITY OF WICHITA, KANSAS.

**SECTION 1.** That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

**Case No. DR2005-00024**

Zone change from “LI” Limited Industrial and “GC” General Commercial to “CBD” Central Business District on property described as:

Beginning at the SW/corner of the NE/4 of sec 21 Twp 27 R1 E; thence North along the west line of said qtr sec on a bearing of N 1 degrees 19'0.12" W a distance of 1300.00'; to the center line of 2nd St N; thence along the said center line, N 88 degrees 49'22.77" E a distance of 2665.49'; thence N 83 degrees 17'31.59" E a distance of 215.10'; thence N 89 degrees 16'35.14" E a distance of 438.38'; to the west right-of-way line of Interstate Hwy I-135; thence southeasterly on the said right-of-way to the Southeast corner of the Kansas Food Bank Warehouse Add.; thence S 89 degrees 40'32" W along the south line of said addition; thence N 21 degrees 55'18.32" W a distance of 182.99' to the SE corner of Lot 47, Black's Addition; thence S 88 degrees 57'50.99" W a distance of 300.36' to the Southwest corner of Lot 25, Black's Addition; thence S 53 degrees 9'51.39" W a distance of 87.18' to the Southeast corner of Lot 4 Buchanan's Addition to Wichita; thence S 88 degrees 45'8.34" W a distance of 300.81', to the Southwest corner of Res A, Buchanan's Addition to Wichita; thence N 75 degrees 11'23.61" W a distance of 73.63' to the NE corner of Lot 1, on Hydraulic Street, Hyde's Addition; thence S 0 degrees 56' 42.09" E a distance of 400.77' to the SE corner of Lot 31, on Hydraulic Street, Hyde's Addition; thence S 1 degrees 39'11.71" E a distance of 75.56'; thence S 0 degrees 51' 42.23" E a distance of 585.10' to the center line of Waterman Street; thence S 88 degrees 23' 16.95" W a distance of 2582.14' along the center line of Waterman Street; thence continuing west along Waterman Street, S 86 degrees 51' 15.79" W a distance of 359.91'; thence S 87 degrees 12' 14.90" W a distance of 386.96'; thence S 85 degrees 57' 54.87" W a distance of 299.51'; thence N 15 degrees 17'53.79" W a distance of 38.77' to the SW corner of Lot 2, Union Station Addition, said point being the intersection of the north right-of-way line of Waterman Street and the east line of the railroad right-of-way; thence north along said railroad right-of-way to the intersection of the south right-of-way line of Douglas Ave.; thence N 0 degrees 8' 49.43" W a distance of 53.25' to the center line of Douglas Ave.; thence N 88 degrees 41' 21.70" E along said center line a distance of 1052.05' to the west line of the NE/4 of sec 21 Twp 27 R 1 E; thence N 2 degrees 35' 57.33" W along the west line of said qtr sec to the point of beginning. Generally located within an area bounded by a line beginning at the intersection of Washington Ave. and 2nd Street North, thence east along 2nd Street North to I-135, thence south along the west right of way

of I-135 to Douglas Ave., thence continuing south along said right of way to the southern boundary Kansas Food Bank Warehouse Add., thence west on said boundary to Minneapolis St., thence north to east/west alley, thence west along said alley to Kansas Ave. thence south to east/west alley, thence west to Hydraulic, thence south along Hydraulic Ave. to Waterman St., thence west along Waterman to the BNSF railroad right-of-way, thence north to Douglas Ave., thence east to Washington Ave., and thence north to the point of beginning and a shown on Exhibit "1".

**SECTION 2.** That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED at Wichita, Kansas, January 24, 2006.

\_\_\_\_\_  
Carlos Mayans - Mayor

**ATTEST:**

\_\_\_\_\_  
Karen Sublett, City Clerk

(SEAL)

Approved as to form:

\_\_\_\_\_  
Gary E. Rebenstorf, City Attorney